



Helping *you* move



19 Ardern Avenue, Dawley

A nicely presented Three Bedroom Semi-Detached House with Driveway parking, available with no upward chain. Conveniently located on the edge of Dawley which provides a range of neighbourhood amenities and education facilities.

Offers in the Region of

£185,000

19 Ardern Avenue, Dawley, Telford, Shropshire, TF4 2AW.

Overview

- Semi-Detached House
- Nicely presented throughout
- Lounge
- Kitchen / Diner
- Three Bedrooms
- Shower Room
- Driveway Parking
- Front & Rear Gardens
- No Upward Chain
- Gas CH, Double Glazing
- Freehold
- EPC D, Council Tax B



Location

Situated on the edge of the established residential locality of Dawley, being served by a range of shops, leisure amenities and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This three bedroomed semi-detached house is well proportioned, located in a popular resident area, ideal for a growing family or a professional couple, for example.

A door to the front of the property opens into a small hallway with stairs to the first floor and door to the right, opening into the generous lounge. This front aspect room has a feature fireplace, housing a gas fire and is finished with laminate flooring.

To the rear of the property is the spacious kitchen/diner, fitted with a comprehensive range of base and wall mounted units, including an integrated under-counter fridge, mid level double oven, gas hob, dishwasher and with space for a further under counter appliance and provision for a washing machine. Off the kitchen/diner is a side lobby with door to the carport and off this, a useful ground floor cloaks/WC.

Turned stairs rise to the first floor landing with side aspect window and access to the



partially boarded loft space (with fitted ladder). To the front of the home is the first bedroom, having fitted wardrobes with sliding doors to both sides of the room and two windows, enhancing the feeling of space and light. To the rear of the property are the further two double bedrooms, the larger of which has a range of units framing the bed, available by separate negotiation. The third bedroom has a useful full height cupboard and a further wardrobe, again, available by separate negotiation. The first floor is completed by a dual aspect shower room, having a corner shower, corner close coupled WC and wash basin set into a vanity unit over the stairs bulkhead.

Externally, the fully enclosed front garden has a pair of wrought iron gates giving access to the driveway, which leads to the carport. The remainder of the garden is mainly laid to lawn with established borders. To the rear, the fully enclosed garden is laid for low maintenance with stepped patio seating space and timber shed with established border in front.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the first left into Dawley Green Way to Dawley Bank Roundabout and take the third exit into Church Road and then first right into Ardern Avenue. Follow the road around and the property will be found on the right hand side as you approach the junction with Moor Road.

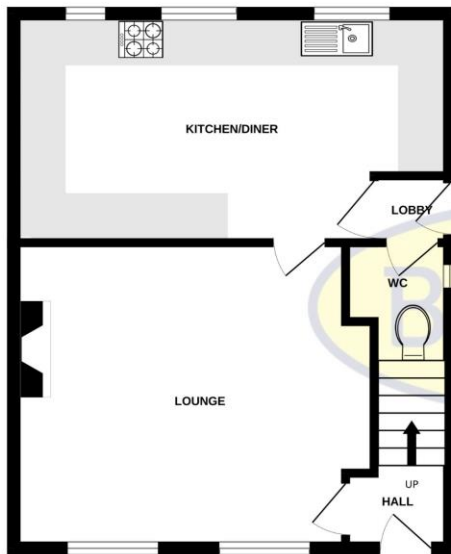
METHOD OF SALE

For Sale by Private Treaty.

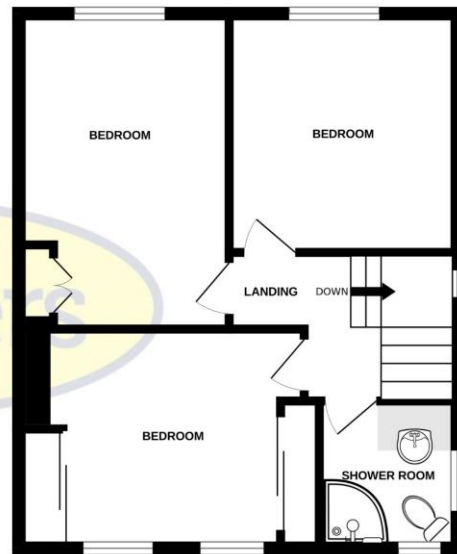
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AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 15' 6" x 13' 10" (4.72m x 4.22m) max.

KITCHEN / DINER 18' 8" x 10' 0" (5.69m x 3.05m)

CLOAKROOM 4' 4" x 2' 9" (1.32m x 0.84m)

BEDROOM ONE 10' 3" x 9' 8" (3.12m x 2.95m) min. exclusive of wardrobes

BEDROOM TWO 13' 4" x 8' 10" (4.06m x 2.69m)

BEDROOM THREE 10' 1" x 9' 6" (3.07m x 2.9m)

SHOWER ROOM 6' 4" x 5' 10" (1.93m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.